File Box 8

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $366,000.00.

Affiant

Subscribed and sworn to before me, this 15 day of February, 2018.

Notary Public
My commission expires: 10/13/18

Bill Garrett Davidson County
Batch# 59993 DEEDWARR
02/16/2018 02:58:42 PM 2 pgs
Fees: $13.00 Taxes: $1,354.20
20180216-0015415

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER

Address of New Owner:	Send Tax Bills to:	Tax Information
EDGAR A. PORTER 4304 ASHLEY PARK DRIVE NASHVILLE, TN 37205	NEW OWNER	116-03-0-G 012.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE T. ELLIOTT, UNMARRIED** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **EDGAR A. PORTER AND RAN YING PORTER, HUSBAND AND WIFE**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4304 TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF AHSLEY PARK, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 7128, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT B TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE T. ELLIOTT BY WARRANTY DEED FROM ALAN KENDRICK DATED 11/21/14 RECORDED 11/21/14 OF RECORD IN INSTRUMENT NO. 20141121-0107425, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 4304 ASHLEY PARK DRIVE, NASHVILLE, TN 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 12th day of February, 2018.

Lawrence T. Elliott

LAWRENCE T. ELLIOTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LAWRENCE T. ELLIOTT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 12th day of February, 2018.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/04/18

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY